

**REGISTERED NUMBER: 02933227 (England and Wales)**

**DIRECTORS' REPORT AND  
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021  
FOR  
INTERLINK PARK MANAGEMENT COMPANY LIMITED**

**Magma Audit LLP  
Chartered Accountants  
Statutory Auditor  
Unit 2, Charnwood Edge Business Park  
Syston Road  
Leicestershire  
LE7 4UZ**



**INTERLINK PARK MANAGEMENT COMPANY LIMITED**

**COMPANY INFORMATION**  
**for the year ended 31 December 2021**

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**DIRECTORS:**

Mr H R Henson  
Mr J D Harris  
Mr N H Richardson  
Mr R Codling

**SECRETARY:**

Barratt Corporate Secretarial Services Limited

**REGISTERED OFFICE:**

Barratt House  
Forest Business Park  
Cartwright Way  
Bardon Hill, Coalville  
Leicestershire  
LE67 1UF

**REGISTERED NUMBER:**

02933227 (England and Wales)

**AUDITORS:**

Magma Audit LLP  
Chartered Accountants  
Statutory Auditor  
Unit 2, Charnwood Edge Business Park  
Syston Road  
Leicestershire  
LE7 4UZ

**INTERLINK PARK MANAGEMENT COMPANY LIMITED**

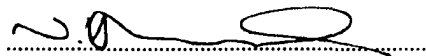
**DIRECTORS' REPORT**  
**for the year ended 31 December 2021**

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**AUDITORS**

The auditors, Magma Audit LLP, have expressed a willingness to be appointed for another term, and appropriate arrangements have been put in place for them to be reappointed as auditors in the absence of an Annual General Meeting.

**ON BEHALF OF THE BOARD:**

A handwritten signature in black ink, appearing to be 'N H Richardson', is written over a horizontal dotted line.

Mr N H Richardson - Director

Date: 16 September 2022

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF  
INTERLINK PARK MANAGEMENT COMPANY LIMITED**

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**Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities set out on page two, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

**Auditors' responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditors' Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the company and the industry, we have identified that the principal risks of non-compliance with laws and regulations related to UK tax legislation and breaches with the Financial Conduct Authority and General Data Protection Regulation, and we have considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting inappropriate journal entries, and management bias in accounting estimates. Audit procedures performed included:

- Enquiries with management for consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- Challenging assumptions made by management in their accounting estimates;
- Identifying and testing material journal entries, in particular those journal entries posted with unusual account combinations, journal entries crediting revenue, journal entries crediting cash and journal entries with specific defined descriptions.

There are inherent limitations in the audit procedures described above. The more removed non-compliance with laws and regulations is, from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by forgery or intentional misrepresentation, for example, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditors' Report.

**Use of our report**

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Paul Orton ACA FCCA (Senior Statutory Auditor)  
for and on behalf of Magma Audit LLP  
Chartered Accountants  
Statutory Auditor  
Unit 2, Charnwood Edge Business Park  
Syston Road  
Leicestershire  
LE7 4UZ


Date: 16 September 2022

INTERLINK PARK MANAGEMENT COMPANY LIMITED (REGISTERED NUMBER: 02933227)

STATEMENT OF FINANCIAL POSITION  
31 December 2021

|  | Notes | 2021<br>£       | 2020<br>£       |
|--|-------|-----------------|-----------------|
| <b>CURRENT ASSETS</b>                        |       |                 |                 |
| Debtors                                      | 9     | 1,704           | 7,040           |
| Cash at bank                                 |       | <u>13,596</u>   | <u>14,764</u>   |
|  |       | 15,300          | 21,804          |
| <b>CREDITORS</b>                             |       |                 |                 |
| Amounts falling due within one year          | 10    | <u>(14,866)</u> | <u>(21,370)</u> |
| <b>NET CURRENT ASSETS</b>                    |       | <u>434</u>      | <u>434</u>      |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       | <u>434</u>      | <u>434</u>      |
| <b>CAPITAL AND RESERVES</b>                  |       |                 |                 |
| Called up share capital                      | 12    | <u>434</u>      | <u>434</u>      |
| <b>SHAREHOLDERS' FUNDS</b>                   |       | <u>434</u>      | <u>434</u>      |

The financial statements were approved by the Board of Directors on 16 September 2022 and were signed on its behalf by:

  
Mr N H Richardson - Director

**INTERLINK PARK MANAGEMENT COMPANY LIMITED**

**STATEMENT OF CASH FLOWS**  
for the year ended 31 December 2021

|   | Notes | 2021<br>£            | 2020<br>£            |
|---|-------|----------------------|----------------------|
| <b>Cash flows from operating activities</b>                 |       |                      |                      |
| Cash generated from operations                              | 15    | <u>(1,168)</u>       | <u>6,403</u>         |
| Net cash from operating activities                          |       | <u>(1,168)</u>       | <u>6,403</u>         |
| <br><b>Increase/(Decrease) in cash and cash equivalents</b> |       | <br><b>(1,168)</b>   | <br><b>6,403</b>     |
| <b>Cash and cash equivalents at beginning of year</b>       |       | <br><b>14,764</b>    | <br><b>8,361</b>     |
|   |       | <hr/>                | <hr/>                |
| <b>Cash and cash equivalents at end of year</b>             |       | <b><u>13,596</u></b> | <b><u>14,764</u></b> |

The notes on pages 10 to 13 form part of these financial statements

**INTERLINK PARK MANAGEMENT COMPANY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 31 December 2021**

**2. ACCOUNTING POLICIES - continued**

**Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

**3. JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

**4. TURNOVER**

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the United Kingdom. The company acts as a management company to the unit holders of the Interlink Business Park development.

**5. EMPLOYEES**

There were no employees during the period or officers other than those directors included within the Directors' Report.

**6. INTEREST RECEIVABLE AND SIMILAR INCOME**

|                          | 2021     | 2020     |
|--------------------------|----------|----------|
|                          | £        | £        |
| Bank interest receivable | <u>-</u> | <u>-</u> |

**7. TAXATION**

On the basis of these financial statements, no provision has been made for Corporation Tax.

**8. AUDITORS' REMUNERATION**

Auditor's remuneration of £500 (2020: £410) has been accrued and is to be recharged by Wilson Bowden Developments Limited.

Remuneration for non-audit services of £150 (2020: £150) has been accrued and is to be recharged by Wilson Bowden Developments Limited.

**9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                                      | 2021         | 2020         |
|--------------------------------------|--------------|--------------|
|                                      | £            | £            |
| Trade debtors                        | 583          | 5,958        |
| Amounts owed from group undertakings | 14           | 14           |
| Prepayments                          | 1,107        | 1,068        |
|                                      | <u>1,704</u> | <u>7,040</u> |

**INTERLINK PARK MANAGEMENT COMPANY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
for the year ended 31 December 2021

**Remuneration of key management personnel**

The remuneration of key management personnel, who are also directors, is as follows:

|                        | 2021<br>£ | 2020<br>£ |
|------------------------|-----------|-----------|
| Aggregate compensation | <u>-</u>  | <u>-</u>  |

**14. CONTROLLING PARTY**

The intermediate parent undertaking is Wilson Bowden Developments Limited, a company incorporated in the United Kingdom and registered in England and Wales.

The ultimate parent undertaking is Barratt Developments PLC, a company incorporated in the United Kingdom and registered in England and Wales.

Copies of the Barratt Developments PLC's consolidated accounts are available from Barratt House, Forest Business Park, Cartwright Way, Bardon Hill, Coalville, Leicestershire, LE67 1UF. The results of Interlink Park Management Company Limited are not consolidated within the accounts of Barratt Developments PLC group or any intermediate group on the basis that they are not material.

**15. RECONCILIATION OF PROFIT BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS**

|  | 2021<br>£             | 2020<br>£           |
|--|-----------------------|---------------------|
| Profit before taxation                           | -                     | -                   |
| Finance income                                   | <u>-</u>              | <u>-</u>            |
| Operating loss                                   | -                     | -                   |
| Decrease in trade and other debtors              | 5,336                 | 5,761               |
| (Decrease)/increase in trade and other creditors | <u>(6,504)</u>        | <u>642</u>          |
| <b>Cash generated from operations</b>            | <b><u>(1,168)</u></b> | <b><u>6,403</u></b> |